



Chalvington Close, Evington, Leicester

£550,000 Freehold

Extended five-bedroom detached family home offering three reception rooms, an L-shaped dining kitchen, three bathrooms, flexible ground floor accommodation, driveway parking for two to three vehicles and an enclosed rear garden in popular Evington.





Entrance Hall

A welcoming entrance hall entered via a double glazed front door with natural light from a double glazed window to the front elevation. Featuring oak flooring, radiator and staircase rising to the first floor.

Living Room 24' 1" x 10' 8" (7.35m x 3.25m)

plus 2.38m x 1.44m. A spacious principal reception room with a double glazed window to the front elevation providing excellent natural light. Features include stained hardwood flooring, a chimney breast incorporating a living flame gas fire with granite surround and hearth, television point, three radiators and double glazed sliding patio doors leading into the sun lounge.

Sun Lounge 11' 0" x 9' 9" (3.35m x 2.96m)

A bright reception room enjoying double glazed windows overlooking the rear garden together with double glazed French doors providing access outside. Finished with stained hardwood flooring and radiator.



L-Shaped Dining Kitchen 24' 1" x 8' 0" (7.34m x 2.45m)

plus 2.95m x 2.77m. A generously proportioned L-shaped dining kitchen with a double glazed rear window and double glazed door leading to the side pathway. Fitted with a range of well-maintained base and wall units complemented by solid granite work surfaces incorporating a sink with mixer tap. Integrated appliances include a five-ring gas hob with extractor hood, oven, plumbing for a washing machine, ceramic tiled flooring, spotlights and radiator.



Sitting Room / Optional Bedroom Six 20' 7" x 8' 0" (6.27m x 2.43m)

A versatile reception room offering potential as an additional bedroom. Having two double glazed windows to the side elevation, a double glazed door to the side pathway, television point, radiator and internal door leading to the wet room/utility.

Wet Room / Utility 8' 7" x 7' 11" (2.62m x 2.41m)

Accessible from both the hallway and sitting room. Comprising a corner shower area, low level WC, wash hand basin, tiled splashbacks, base and wall-mounted cupboards, feature heated towel rail and double glazed front window.

First Floor Landing

Providing access to all first-floor accommodation.

Bedroom One 10' 11" x 10' 4" (3.32m x 3.16m)

Principal bedroom with double glazed rear window, built-in wardrobes, built-in dressing table with additional drawer and cupboard storage, and radiator.

Bedroom Two 12' 10" x 8' 0" (3.92m x 2.45m)

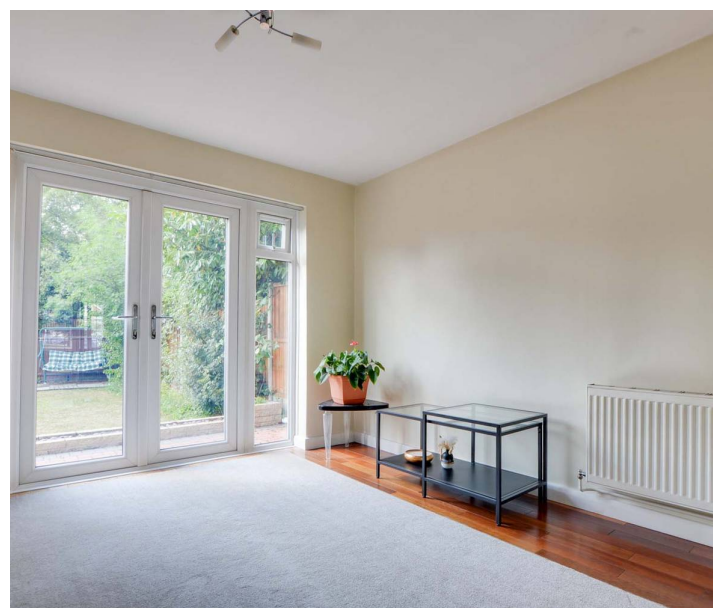
Double glazed rear window, built-in wardrobes, radiator and double glazed door providing access to a balcony.

Bedroom Three 10' 6" x 8' 0" (3.21m x 2.44m)

Double glazed rear window, built-in wardrobe and radiator.

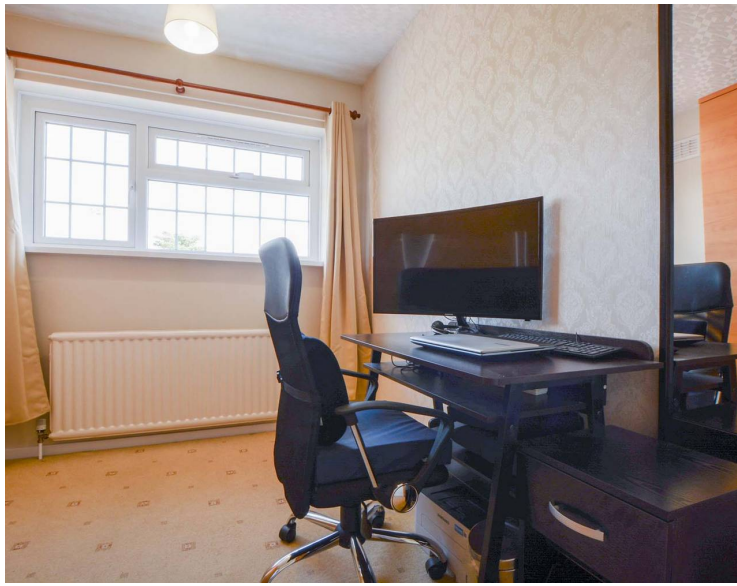
Bedroom Four 12' 9" x 7' 10" (3.89m x 2.39m)

Double glazed front window and radiator.









Bedroom Five 11' 2" x 8' 1" (3.40m x 2.47m)

Double glazed front window and radiator.

Family Bathroom 7' 10" x 6' 11" (2.39m x 2.10m)

Fitted with a bath having shower over and shower screen, low level WC, wash hand basin, tiled splashbacks, ceramic tiled flooring, feature chrome heated towel rail and double glazed front window.

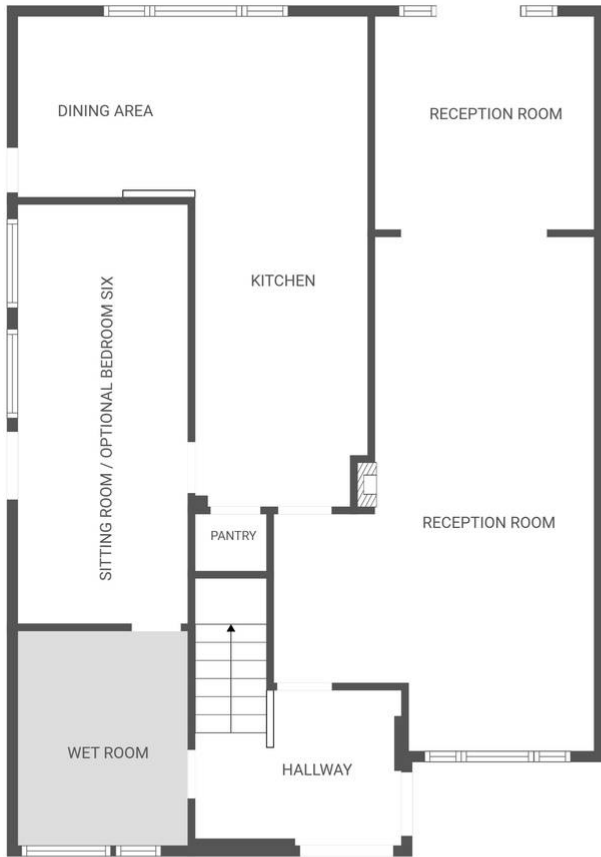
Shower Room 5' 3" x 4' 11" (1.61m x 1.51m)

Comprising corner shower cubicle, low level WC, wash hand basin, tiled walls, chrome heated towel rail and double glazed side window.

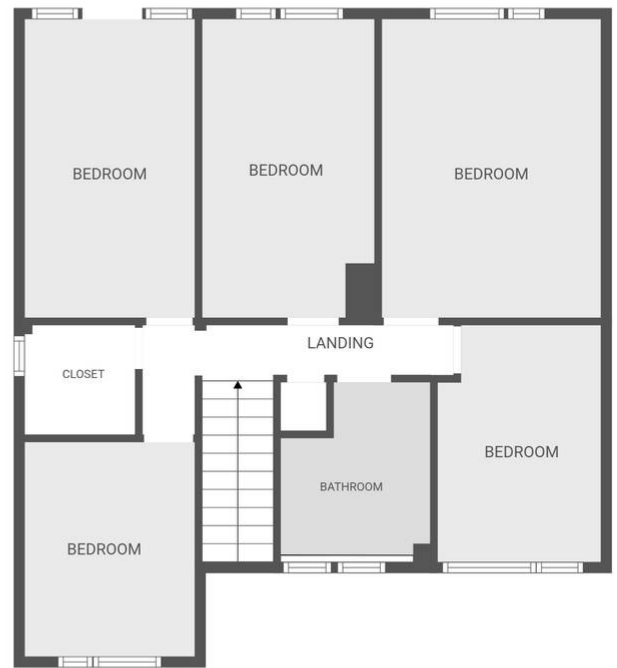
Rear Garden

A well-maintained rear garden with block paved patio seating area leading onto lawn. Mature flower beds and fenced boundaries. Concrete sectional outbuilding with power points, lighting and double glazed window.





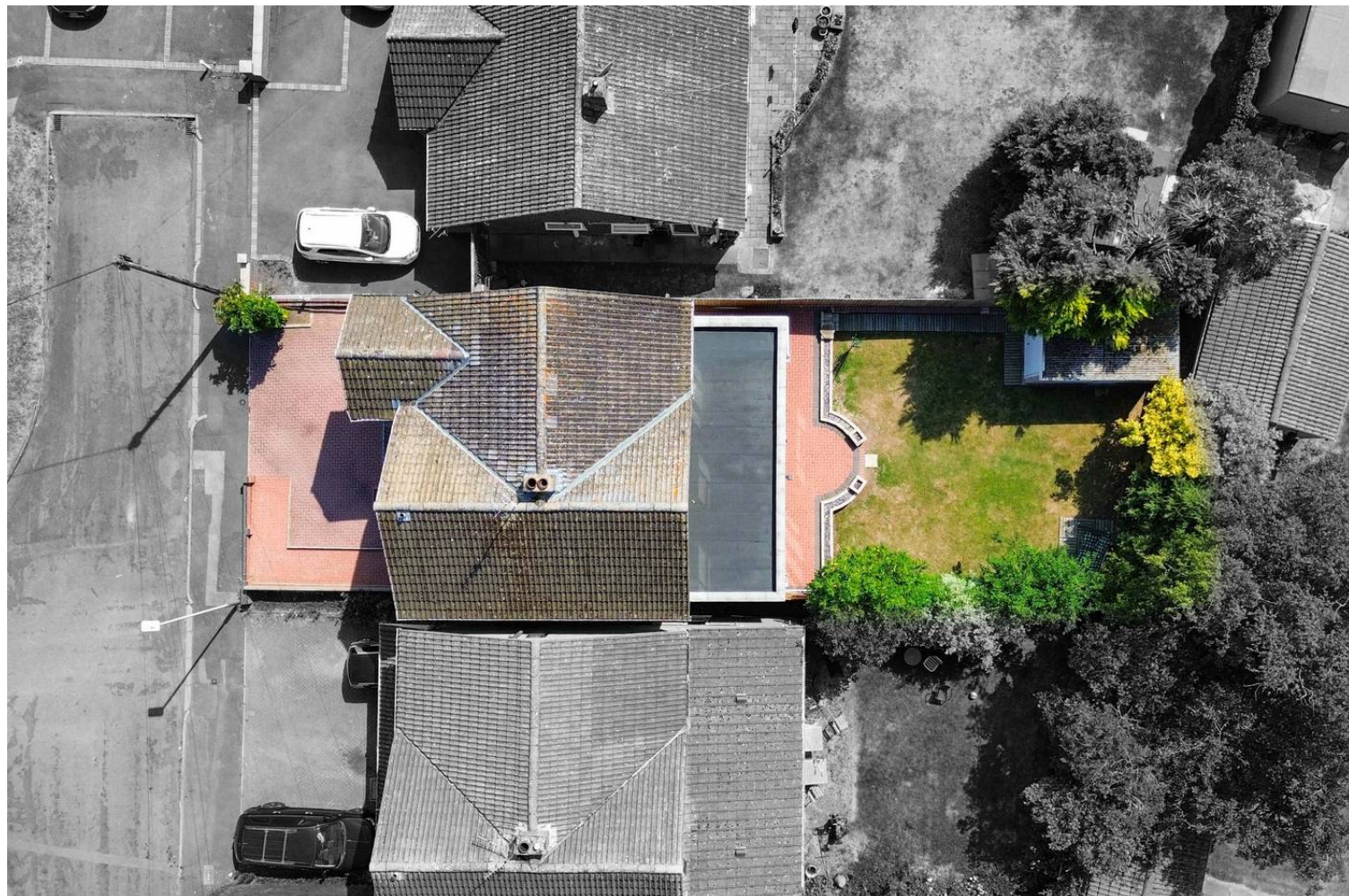
Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property occupies a cul-de-sac position within the popular Leicester suburb of Evington. Nearby are Judgemeadow Community College, City of Leicester College, Whitehall Primary School and other well-regarded schools. Local shopping facilities including Tesco, GP services, pharmacy, leisure facilities, parks and a post office are available nearby, while the A47 provides convenient access towards Leicester city centre and surrounding areas.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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